

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- September 14, 1966

Appeal No. 8905 W. J. Godwin, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on September 20, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 22, 1966

ORDERED:

That the appeal for a variance from the minimum lot area requirements of the R-1-B District to permit erection of a one-story single-family dwelling at 3000 Nash Place, SE., lots 58 and 59, square 5543, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an R-1-B District.
- (2) The property consists of two lots having a combined area of 4,868 square feet.
- (3) A small triangular lot at the southwest corner of the property is in adverse ownership and appellant states that he has been unable to purchase at a reasonable price.
- (4) Lot 59 was purchased by appellant on August 2, 1943 and lot 58 on October 23, 1951.
- (5) Appellant proposes to erect a single family detached dwelling fronting on Nash Place, SE having a width of 30.62 feet.
- (6) Some lots in the neighborhood are improved single family dwellings with frontages of 41 feet.
- (7) Minimum lot dimensions for dwellings in the R-1-B District are 5,000 square feet in area and 50 feet in width.
- (8) Opposition to the granting of this appeal was registered at the public hearing.

OPINION:

Although appellant's lot deviates from the requirements for lots in the R-1-B District, the Board concludes that the granting of this appeal will not be detrimental to the surrounding area, as other improved lots in the neighborhood are below the minimum lot dimensions. of present Zoning Regulations.

Further, we are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations, and that failure to grant the requested relief will prevent a reasonable use of the property as zoned. The granting of this appeal will not adversely affect the use of neighboring property nor impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.